

METES AND BOUNDS DESCRIPTION
OF A
0.519 ACRE TRACT
PARK HEIGHTS
STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE NORTHEAST 1/4 OF THE 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF LOT 6, PARK HEIGHTS ACCORDING TO THE PLAT RECORDED IN VOLUME 90, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED DATED 1926 ACRE TRACT OF LAND AS RECORDED IN VOLUME 11209, PAGES 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 MARKING THE EAST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF LOT 5 OF SAID PARK HEIGHTS, REFERENCE, CITY OF BRYAN GPS PERMANENT NO. 116 BEARS; N 61° 22' 50" E FOR A DISTANCE OF 3317.51 FEET;

THENCE: S 59° 53' 33" W ALONG THE SOUTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE EAST CORNER OF LOT 7 OF SAID PARK HEIGHTS, SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.289 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO FRANK G. PENA, JR. RECORDED IN VOLUME 3709, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 293.04 FEET AND A 1 INCH IRON PIPE FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 444.05 FEET;

THENCE: N 47° 30' 41" W ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 224.89 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED AS LOT 6 SAVE AND EXCEPT THE FRONT 225.00 FEET BY A DEED TO AMY PENNA RECORDED IN VOLUME 403, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID PENNA TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 403, PAGE 140 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 1/2 INCH IRON ROD FOUND BEARS: N 47° 29' 58" W FOR A DISTANCE OF 903.25 FEET (DEED CALL DISTANCE: 915.00 FEET, 403/140);

THENCE: N 59° 53' 33" E THROUGH SAID LOT 6 AND ALONG THE SOUTHEAST LINE OF SAID PENNA TRACT FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOTS 5 AND 6 MARKING THE EAST CORNER OF SAID PENNA TRACT, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER, A 1/2 INCH IRON ROD FOUND BEARS: N 47° 29' 58" W FOR A DISTANCE OF 934.25 FEET (DEED CALL DISTANCE: 925.00 FEET, 403/140);

THENCE: S 47° 30' 41" E ALONG THE COMMON LINE OF SAID LOTS 5 AND 6 FOR A DISTANCE OF 224.89 FEET (DEED CALL DISTANCE: 225.00 FEET, 403/140) TO THE POINT OF BEGINNING CONTAINING 0.519 OF AN ACRE OF LAND (22,592 SQ. FT.), AS SURVEYED ON THE GROUND OCTOBER, 2014, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS SURVEY DATA. SEE PLAT PREPARED OCTOBER, 2014, FOR MORE DESCRIPTIVE INFORMATION.

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